

City of Burien

BURIEN PLANNING COMMISSION

March 25, 2015

7:00 p.m.

Multipurpose Room/Council Chambers

MINUTES

To hear the Planning Commission's full discussion of a specific topic or the complete meeting, the following resources are available:

- Watch the video-stream available on the City website, www.burienwa.gov
- Check out a DVD of the Council Meeting from the Burien Library
- Order a DVD of the meeting from the City Clerk, (206) 241-4647

CALL TO ORDER

Chair Jim Clingan called the March 25, 2015, meeting of the Burien Planning Commission to order at 7:03 p.m.

ROLL CALL

Present: Jim Clingan, Butch Henderson, Joey Martinez, Amy Rosenfield, Brooks Stanfield and Douglas Weber

Absent: Curtis Olsen

Administrative staff present: Chip Davis, Community Development director; David Johanson, senior planner

AGENDA CONFIRMATION

Direction/Action

Motion was made by Vice Chair Martinez, seconded by Commissioner Henderson, to approve the agenda for the March 25, 2015, meeting. Motion passed 6-0.

APPROVAL OF MINUTES

Direction/Action

Motion was made by Vice Chair Martinez, seconded by Commissioner Henderson, and passed 6-0 to approve the minutes of the March 11, 2015, meeting.

PUBLIC COMMENT

Anna Friel, 11232 26th Ave. S., asked the commissioners to add her rezone request to this year's Comprehensive Plan amendment docket. She said she bought her property under the assumption it was zoned multi-family and when properties are rezoned people lose money and the county tax base is affected.

OLD BUSINESS

A. 2015 Comprehensive Plan Docket: Planning Commission Recommendation to City Council

David Johanson reviewed the commission's discussion at its March 11th meeting about the proposed 2015 docket. He said the goal this evening is for the commission to determine its recommendation to the City Council regarding the docket.

Mr. Johanson responded to a question asked by Commissioner Henderson at the last meeting about the difference in the height requirement between the Office zone and the RM-48 or RM-24 zone. He said

the building height limit in the Office zone is 45 feet; currently apartment uses in the RM-48 zone can be anywhere from 60 to 75 feet tall, depending upon design elements, and in the RM-24 zone the height limit is 35 feet.

Commissioner Weber recommended that Item 29 on the proposed docket – “Update Downtown section in coordination with preparation of a City Center Plan (following TS completion in 2016) – should be moved from a medium to a high priority. Mr. Johanson said staff intends to do that work in 2016, but put it on the 2015 docket in case there is an opportunity to get started this year.

Mr. Johanson said he believes the Puget Sound Regional Council will be providing comments on the recently updated Comprehensive Plan requiring adjustments to the plan, so he would like Item 10, currently a strike-out item, to remain on the docket as a high priority.

Referring to Item 3 on the docket and a comment received at the March 23 City Council meeting, Mr. Johanson noted that Map 2LU-2 will be updated from not only a boundary perspective but what the map represents, as well.

Vice Chair Martinez moved to recommend the City Council adopt Resolution No. 363 establishing the 2015 Comprehensive Plan amendment docket. Commissioner Henderson seconded the motion.

Commissioner Weber moved to amend the motion to modify the Comprehensive Plan amendment docket as presented in Resolution 363 by adding Item 10 back into the docket and making it a high priority and changing the priority of Item 29 from medium to high. Vice Chair Martinez seconded the motion. The amendment passed unanimously.

Chair Clingan moved to amend the amended motion by deleting Item 32; Commissioner Stanfield seconded. Chair Clingan said his reason for deleting Item 32 is that the filing fee wasn't paid; accepting it at the Planning Commission level would set a precedent. He said he believes that the decision to accept an unpaid request rests at the City Council's level. He said at this point he is not in favor or opposed to the proposed amendment, he is just concerned about the fee not being paid.

Commissioner Martinez asked what the fee is; Mr. Johanson responded that it is a flat fee of approximately \$5,000 to cover estimated staff time involved, based on an hourly rate.

Commissioner Rosenfield asked why the fee hasn't been paid, as opposed to times in the past when fee has been paid. Mr. Davis responded that the applicants requested that their application be placed on the docket for them by either the Planning Commission or the City Council at no cost to them; in that case, the application would be sponsored by the City.

Vice Chair Martinez asked what the applicant could do if the commission voted to recommend deletion of Item 32 from the docket. Mr. Davis responded that the City Council could accept the recommended docket in whole or in part and could choose to add Item 32 back in. Mr. Davis noted that the application met the docketing criteria, but detailed analysis of the merits of the request is not done until the docket has been established by the City Council.

Commissioner Rosenfield suggested that in the future there be a little bit of training about whether or not, or how much, the commission should take into consideration payment or non-payment of the filing fee when making a docket recommendation to the City Council.

Chair Clingan called for the vote on the motion to recommend deletion of Item 32 from the docket; the motion failed by a vote of 2-4.

Chair Clingan called for the vote on the motion to recommend adoption of the 2015 Comprehensive Plan docket as amended; the motion carried 6-0.

Mr. Davis noted that the commissioners' recommended docket will go before the City Council for the first time on April 6th.

NEW BUSINESS

None

PLANNING COMMISSION COMMUNICATIONS

None.

DIRECTOR'S REPORT

Mr. Davis thanked the commissioners for attending the joint City Council / Planning Commission meeting on Monday night.

ADJOURNMENT

Direction/Action

Commissioner Stanfield moved for adjournment; Vice Chair Martinez seconded the motion. Motion carried 6-0. The meeting adjourned at 7:40 p.m.

APPROVED: April 22, 2015

/s/ Jim Clingan, chair
Planning Commission